

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 2, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>89-DR-2005</b> <b>The Showrooms @ Hayden</b>		
LOCATION	7955 E. Redfield Road		
REQUEST	Request approval of a site plan and elevations for construction of a new showroom/warehouse facility to replace an existing vacant building.		
OWNER	Orsett Properties, LTD 602-241-3220	ENGINEER	N/A
ARCHITECT/ DESIGNER	DFD Cornoyer Hedrick 602-381-4848	APPLICANT/ COORDINATOR	Mike Edwards DFD Cornoyer Hedrick 602-381-4848

**BACKGROUND**

**Zoning.**

The site is zoned Industrial Park (I-1) District, where office, warehouse and related uses are permitted.

**Context.**

The site is located on the northwest corner of Hayden and Thunderbird Roads. There is an existing building on this site that will be demolished to make room for the furniture warehouse. The site is relatively flat and slopes 1-2 percent in the southeast direction. There is an existing drainage easement along the Thunderbird and Hayden Road frontages. There is also a landscape easement along both road frontages.

**Adjacent Uses:**

- North: Improved Office/Warehouse, Industrial Park (I-1)
- South: Improved, Single Residential District (R1-35)
- East: Improved, Single Residential District (R1-35)
- West: Improved Office/Warehouse, Industrial Park (I-1)

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

The request is for approval of site plan, elevations, and landscape plan for a new one-story furniture showroom warehouse.

**Development Information:**

- |                  |                           |
|------------------|---------------------------|
| • Existing Use:  | Warehouse                 |
| • Proposed Use:  | Office/Warehouse          |
| • Parcel Size:   | 433,085 gross square feet |
| • Building Size: | 103,000 gross square feet |

- Building Height Allowed: 36 feet
- Building Height Proposed: 36 feet
- Parking Required: 140 spaces
- Parking Provided: 313 spaces
- Open Space Required: 62,644 square feet
- Open Space Provided: 92,272 square feet
- Proposed FAR: .3

## DISCUSSION

The applicant proposes to demolish the existing building and build a new one-story building that will serve as a furniture warehouse and showroom. Access to the site will be provided by two entrances along the N. 79<sup>th</sup> Street frontage as well as via cross access easement from the existing parking lot southwest of the site. The northern entrance along N. 79<sup>th</sup> Street south of Redbird Road will serve as the main entrance and the southern entrance at the intersection of N. 79<sup>th</sup> Street and Gray Road will serve as the service entrance for truck and delivery vehicles. Pedestrian access will be provided around the entire building with a link connecting the site to Redfield Road.

The proposed building will be 34 to 36 feet in height based on an average top of curb elevation taken from the four street frontages abutting the site. The building shell will be constructed of tilt concrete panels with storefront doors and windows along the north, south and east elevations. Concrete panels will be used to display a second story appearance on all of the building facades to include the entire western elevation. The external building material and southwestern paint colors (Dunn Edwards) consist of:

- Architectural Concrete Panels; mustard color (Ghost Town DE5327) along the upper horizontal level of the elevations, Beige (Dover Palms DE6116) along the portions of the building that pop out, the mid to lower level horizontal areas and bands of the building will be painted red (Western Red DE 6090), and portions of the building will have a brown (Stockhorse DE6126) along the base.
- Vertical columns are composed of split face concrete block (CMU Western Block) dark red in color (Prickly Pear Plum #21).
- The metal trellis canopies are constructed of steel and painted green (Boxwood DEC778).
- The doors and windows are composed of aluminum storefront frames, one inch insulated glazing (Visteon Versalux) glass green in color.

The revegetation of the Landscape Corridor along the Hayden and Thunderbird Road Frontage is included in the proposed landscape plan. The landscape palette for this site will contain: Desert Museum Palo Verde, Thornless Mesquite, and Native Mesquite trees; Creosote, Desert Spoon, Sage, Jojoba, Ruellia, Brittle Bush, Terpetine Bush, and Mexican Bird of Paradise as shrubs; and Lantana, Desert Carpet, and Shrubby Bulbine ground cover.

## OTHER BOARDS AND COMMISSIONS

Case 19-Z-75 established the current zoning district for the subject site, and was approved on 11/16/76. The case was subsequently amended under 2-Z-79, which was approved 9/25/79. See development standards above for pertinent stipulations. DRB Approval (1-DR-1980) February 1, 1980.

STAFF  
RECOMMENDATION      Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT (S)      Greg Williams  
Senior Planner  
Phone: 480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY      \_\_\_\_\_

Report Author

\_\_\_\_\_  
Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS      1.      Applicant's Narrative  
2.      Context Aerial  
2A.    Aerial Close-Up  
3.      Zoning Map  
4.      Site Plan  
5.      Landscape Plan  
6.      Elevations  
A.      Fire Ordinance Requirements  
B.      Stipulations/Zoning Ordinance Requirements

Project Narrative  
The Showrooms on Hayden  
9/26/05

The Showrooms on Hayden is proposed to be a one-story, 103,000 gsf, showroom/warehouse development on the northwest corner of Hayden and Thunderbird Road. The site is 7.65 acres and contains an existing 76,443 gsf one story building.

The existing office/warehouse building was developed 24 years ago and has experienced a vacancy rate of 50% or more during the period between 1988-2003 and has been totally vacant for over two years. The property is badly in need of redevelopment and its proposed new use is consistent with other showroom/warehouse projects currently being developed in the Airpark. The redevelopment of underutilized Airpark properties such as this one contributes to the attractiveness and sustainability of the Airpark and maintains its competitive position in the marketplace.

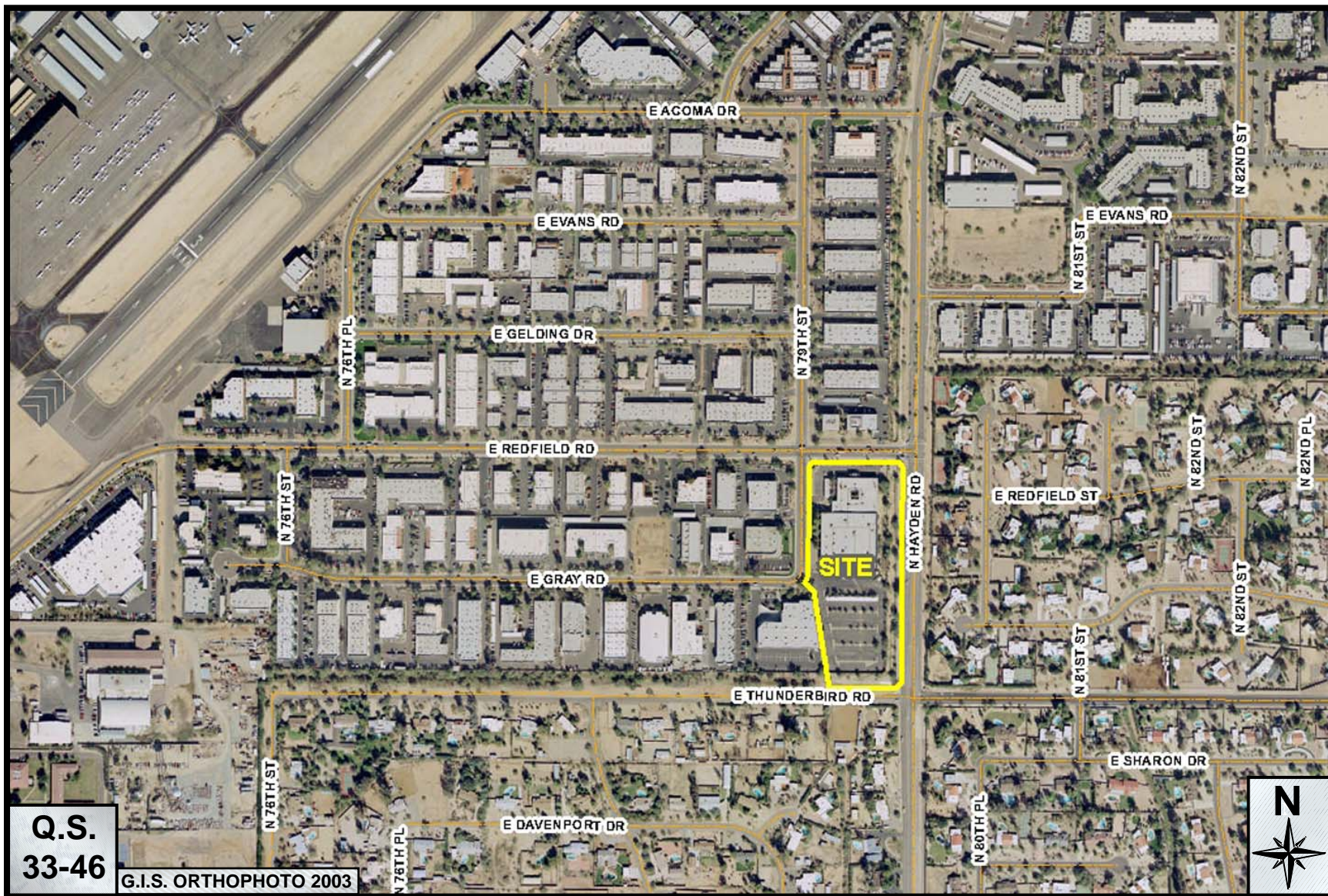
The site plan maintains the landscape buffering, building setback and height limitations along Thunderbird intended to protect the adjacent single family neighborhood to the south. The landscape buffer along Hayden has also been designed to maintain and enhance the landscaped setback parkway treatment along Hayden Road.

The new building will replace the existing building and the massing will run parallel to Hayden road. The showroom elevations will face Redfield, Hayden and Thunderbird road creating three "fronts" to the project. Main access to the site is via the existing entrance located at the southeast corner of Redfield and 79<sup>th</sup> street. The warehouse component will be accessed from the intersection of 79<sup>th</sup> street and Gray road to minimize its visibility and truck traffic from more heavily traveled streets. Parking is located at the perimeter of the site and the parking area landscaping is being updated and enhanced in accordance with the current code's requirements for more landscaped islands within parking fields. Visitor parking is located along Redfield, Hayden and Thunderbird and employee parking located along 79<sup>th</sup> street.

The exterior building walls are constructed of architectural concrete panels, painted aluminum storefront windows and metal accents. The concrete panels are painted with rich southwest colors to help visually divide the elevation into smaller portions. Metal accents are located at windows and doors to provide solar protection. Additional metal elements are used to add verticality and depth to the elevation.

Desert landscaping will be provided around the perimeter of the site as well as at required parking islands. Additional landscaping will be located at all of the entrances to create a transition area between the drive aisles, parking and the showrooms.





**Q.S.  
33-46**

G.I.S. ORTHOPHOTO 2003

The Showrooms @ Hayden

**89-DR-2005**

ATTACHMENT #2





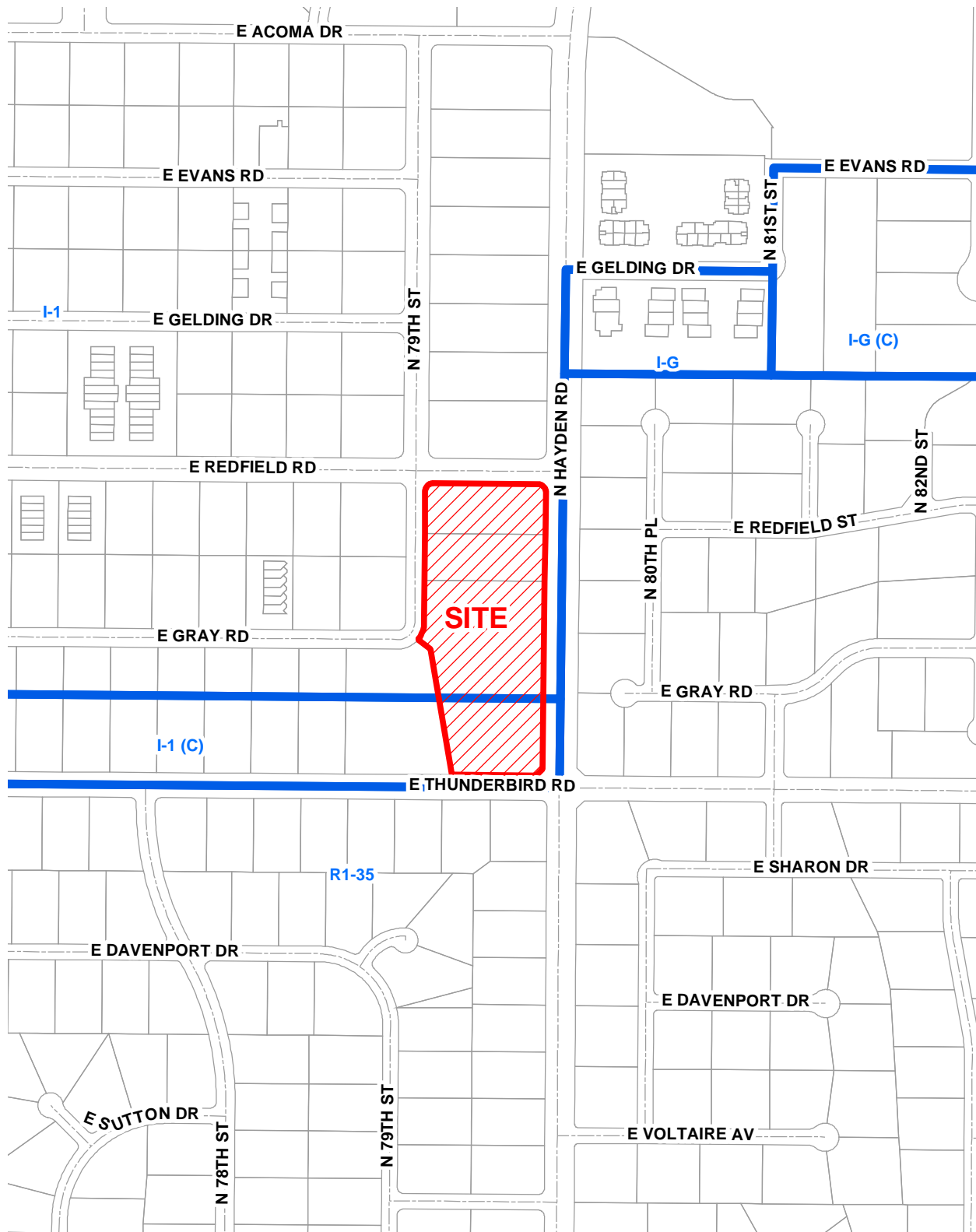
Q.S.  
33-46

G.I.S. ORTHOPHOTO 2003

The Showrooms @ Hayden

89-DR-2005

ATTACHMENT #2A



# 89-DR-2005

ATTACHMENT #3

I

## PROJECT DATA

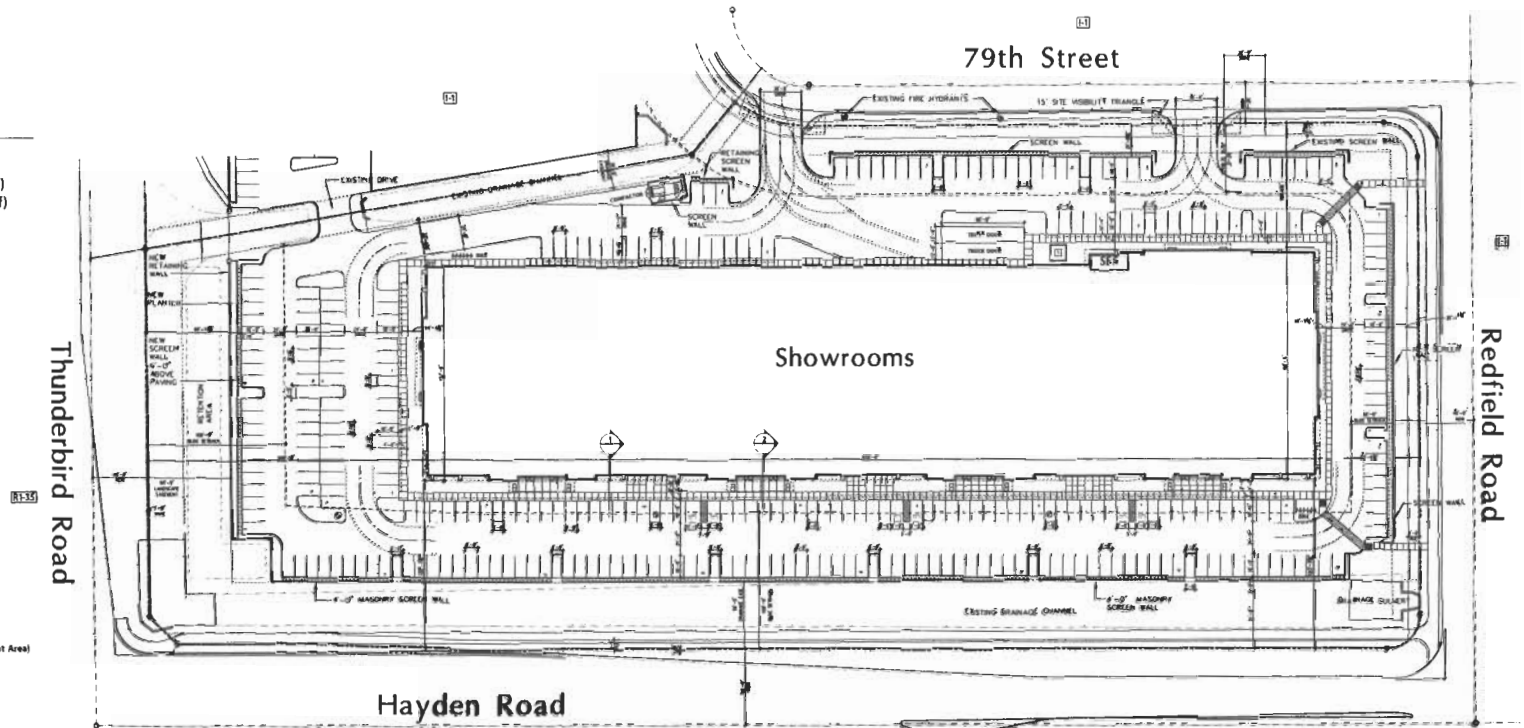
Zoning	I-1 Existing/Proposed
Zoning Case #	19-2-75
Net Lot Area	7.65 Acres (333,222 sf)
Gross Lot Area	9.94 Acres (433,085 sf)
Gross Building Area	103,000 sf
Net Building Area	101,800 sf
Building Height	36' (29' Top of Roof)
F.A.R. Allowed	.6
F.A.R. Proposed	.3
Coverage Allowed	50% (166,611 sf)
Coverage Proposed	31% (103,000 sf)
Volume Allowed	333,222 sf x 9' = 2,998,998 csf
Volume Proposed	103,000 sf x 26' = 2,678,000 csf
per Sherrin Murray (existing lot) 103,000 sf x 26' =	

## OPEN SPACE DATA

Open Space Required	62,644 sf
(0'-12') 10% x 333,222 sf = 33,322 sf	
(12'-34') 22 x 4% x 333,222 sf = 29,322 sf	
Open Space Provided	92,272 sf

## PARKING ANALYSIS

Parking Required	140 Spaces
(0 sf - 15,000 sf) 1/500 sf	
(15,000 sf - 103,000 sf) 1/800 sf	
Parking Provided	313 Spaces
Accessible Spaces 4% (all Required Spaces) Spaces Required/ & Provided	
Van Accessible Spaces	
Parking Lot Area	84,510 sf
Parking Lot Landscaping Required	12,677 sf (15% of Parking Lot Area)
Parking Lot Landscaping Provided	23,379 sf
Bicycle Parking Required	31 (1/10 of required spaces)
Bicycle Parking Provided	48



## SITE PLAN

The Showrooms on Hayden  
Scottsdale, Arizona

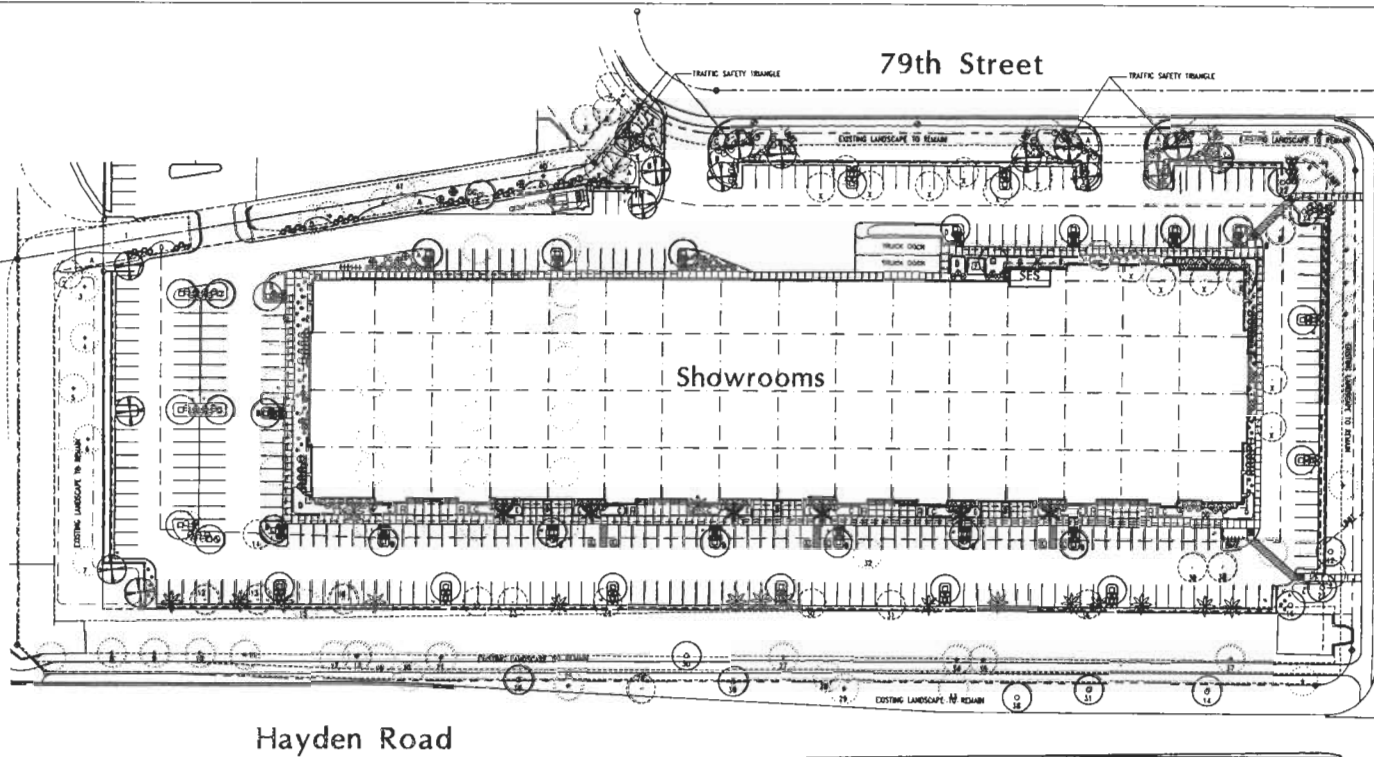
DRB Case #: 89 - DR - 2005  
Revised: 12.14.05  
Revised: 01.11.05

89-DR-2005  
REV: 1/11/2006

05231  
07.OCT.05

1/11/2006





OUTSIDE WATER USE CALCULATIONS FOR LANDSCAPED AREAS	TYPE OF LANDSCAPE	
	TURF	PLANTS
ENTER SQUARE FOOTAGE OF LANDSCAPE AREA	0	41854
X GALLONS PER SQ. FT. PER YEAR (AOWR STANDARD)*	36.65	21.90
= GALLONS PER YEAR	0	916603
DIVIDE BY 365 DAYS = AVERAGE GALLONS PER DAY	0	2512
ENTER GALLONS PER DAY FOR TURF AND FOR PLANTS ON FEE CALCULATION TABLE OF WATER AND SEWER REUSE REPORT		

\* Calculated from water use data from Birmingham, RFD - 4.4 acre water use 40,000 gal. per year.  
 Plants = 1.0 acre of water use per acre of plants, and turf = 2.0 acre water use per acre of turf.  
 40,000 gal. per year divided by 1.0 acre = 40,000 gal. per acre per year. 40,000 gal. per year divided by 2.0 acres = 20,000 gal. per acre per year.


























## CITY OF SCOTTSDALE NOTES

1. AREAS OF DECOMPOSED OR LITTE WITH NO PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PLANTED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.
4. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
5. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
6. AREA WITHIN THE SIGHT VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
7. NO TURF AREAS ARE TO BE PROVIDED.
8. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BouldERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
9. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
10. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER AND SANITARY FLOW OF 100 GPD ACROSS FEET SHALL BE IN CONFORMANCE WITH ORDINANCES 48-245 THROUGH 48-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.



11. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
12. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
13. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
14. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
15. ALL REVEALED OPEN SPACE SHALL BE MAINTAINED FOR THREE YEARS. AT THE END OF THREE YEARS, THE IRRIGATION SYSTEMS TO BE REVEGETATED NAOS SHALL BE DISCONNECTED.
16. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
17. PROVIDE THE NATURAL OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM PLANS:
  - A. NAOS AREAS ARE LOCATED WITHIN THE LOC PROTECTION PROGRAM:
  1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENDOUR INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
  2. ALL NAOS AND AREAS OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
    - a. 1. A REGISTERED LAND SURVEYOR SHALL TAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
    - b. 2. ± THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
    - c. 3. THE AREAS OUTSIDE OF THE CITY OF SCOTTSDALE'S MAINTENANCE JURISDICTION DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
    - d. 4. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
  - C. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER FROM THE CITY OF SCOTTSDALE THAT ALL CONSTRUCTION WORK.
18. NO TREES, BUSHES OR WALLS WITHIN A 5'-0" RADIUS OF ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS.

PROPOSED PLANT PALETTE

- | 2115  |   | 2127 COMMENT                           |
|---|---|--|
|    | TREES TO REMOVE   |  |
|    | TREES TO REMOVE   |  |
|    | TREES TO REMOVE<br>Y'S CORRESPOND WITH NATIVE PLANT<br>INVENTORY SACHAGANEE TREE LIST   |  |
|    | TREES TO RELOCATE<br>Y'S CORRESPOND WITH NATIVE PLANT<br>INVENTORY SACHAGANEE TREE LIST |  |
|    | TREES TO REMOVE/RELOCATE - NOT ON NATIVE PLANT INVENTORY                                |  |
|    | PAVM TO REMOVE  |  |
|    | PAVM TO REMAIN  |  |
|    | RELOCATED TREES<br>Y'S CORRESPOND WITH NATIVE PLANT<br>INVENTORY SACHAGANEE TREE LIST   | AS SPECIFIED BY<br>LANDSCAPE ARCHITECT |
|    | CEREMONIAL WALK "TRUST MUSEUM"<br>AT DESERT MUSEUM PALO VERDE                           | 54" DIA. 1" CAL.<br>LOW BREAK/MATCHED  |
|    | PROSOPIS JULIFLORA<br>ARIZONA NATIVE MESQUITE   | 24" DIA. 1" CAL.<br>LOW BREAK/MATCHED  |
|   | <u>PLANTING</u>   | <u>SIZE COMMENT</u>                    |
|    | CAECALOPHORA HETEROPHYLLA<br>REDWOOD SHRUB OF SAGEHOLE                                  | 3 GAL.                                 |
|    | AMARANTHUS VULGARIS "VINEYARD"<br>VALERIANE BUSH  | 3 GAL.                                 |
|    | LARREA TRIDENTATA<br>CREOSOTE   | 15 GAL.                                |
|    | LEUCOPHYLLA GONOLONGA<br>COMPACT TREAS BANNER   | 3 GAL.                                 |
|    | MYRTLEBERRY LARGEBERRY<br>AUTUMN BUSH   | 3 GAL.                                 |
|    | MYRTLEBERRY LARGEBERRY<br>BUSH BUTLER   | 3 GAL.                                 |
|    | MYRTLEBERRY BUSH<br>BUSH BUTLER   | 3 GAL.                                 |
|    | MYRTLEBERRY LARGEBERRY "SUEA"<br>COMPACT ALGON  | 3 GAL.                                 |
|   | <u>RELOCATED TREES</u>  | <u>SIZE COMMENT</u>                    |
|    | PROSOPIS JULIFLORA<br>HONEY SUEA  | 1 GAL.                                 |
|   | PROSOPIS JULIFLORA<br>HONEY SUEA  | 1 GAL.                                 |
|  | ACACIA REDOUBTAE<br>REDWOOD SHRUB   | 1 GAL. @ 5' OC.                        |
|  | PROSOPIS JULIFLORA "PROSTRATA"<br>TRAILING BUSH   | 1 GAL. @ 5' OC.                        |
|  | LANTANA SP. "NEW GOLD"<br>"GOLD" LANTANA  | 1 GAL. @ 3' OC.                        |
|  | MYRTLEBERRY LARGEBERRY<br>SHRUBBY BUSH "MAGNOLIA"                                       | 1 GAL. @ 3' OC.                        |
|  | CAECALOPHORA HETEROPHYLLA<br>SHRUBS   | 1 GAL. @ 2.5' OC.                      |

89-DR-2005  
REV: 1/11/2006

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE COLORED GRASS/GRASS TO MATCH EXISTING, SIZE AND COLOR. IF TRUCK, TRIP WITH PLANT SPECIMENS TO IDENTIFY SPECIES. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
2. ALL PLANTS ARE TO BE APPROVED ALL THIRDS AND SHORER PRIOR TO DELIVERY TO SITE.
3. VEGETATION CONCEPTS IN FIELD ARE SUBJECT TO CONSTRUCTION. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN PRECIFICATIONS TO PROTECT ANY EXISTING IMPROVEMENTS. ANY REMEDIATION NOT SHOWING TO REMAIN ON PLAN IS TO BE REMOVED.
4. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. CONCEPTS TO BE ADJUSTED TO MATCH EXISTING. ALL DOWNDROPS / SCUFFERS TO HAVE 5'0", 5'-6" RIVER ROCK. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
5. ALL HEADER TO BE CONCRETE, CREATIVE CURVE SET EQUAL. ALL PLANTING ARE TO BE CONCRETE, CREATIVE CURVE SET EQUAL. RIVER RUN ROCK (SHO ROCK) IN 3'-6" SIZE SET INTO GRASS.

LANDSCAPE AREA: ROW 14,485 SQ. FT.  
ON SITE 51,634 SQ. FT.

263-1100  
1-800-STAKE-IT

ORSETT-HAYDEN & REDFIELD OFFICES

**G.K. FLANAGAN**  
ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
PLANNING

revelation

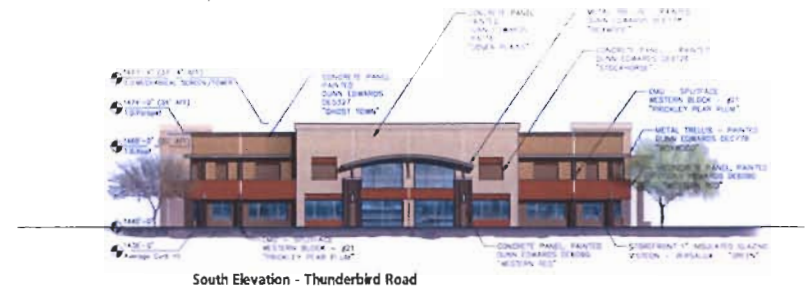
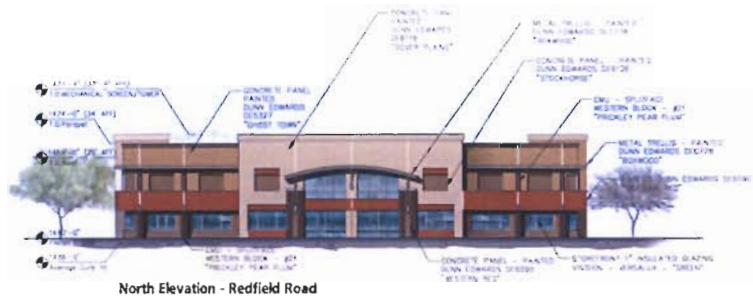
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L-1.1

**ATTACHMENT #6**



AVERAGE ADJACENT CURB HEIGHT - HAYDEN & THUNDERBIRD	
Hayden Curb	\$42.33
Hayden Curb	\$40.14
Hayden Curb	\$39.20
Hayden Curb	\$36.10
Hayden Curb	\$34.56
Hayden Curb	\$32.96
Thunderbird Curb	\$33.72
Average Curb Height	\$37.00
	+ 12"
AVERAGE ADJACENT CURB HEIGHT	\$48.00'

AVERAGE ADJACENT CURB HEIGHT - 79th, REDFIELD & HAYDEN	
79th Curb	\$435.93
79th Curb	\$477.73
Redfield Curb	\$414.30
Hayden Curb	\$422.33
Hayden Curb	\$440.14
Hayden Curb	\$439.20
Hayden Curb	\$436.10
Hayden Curb	\$434.56
Hayden Curb	\$432.96
Average Curb Height	\$437.80
	+12"
AVERAGE ADJACENT CURB HEIGHT	\$438.80 <sup>1</sup>

## ELEVATIONS

**The Showrooms on Hayden**  
Scottsdale, Arizona

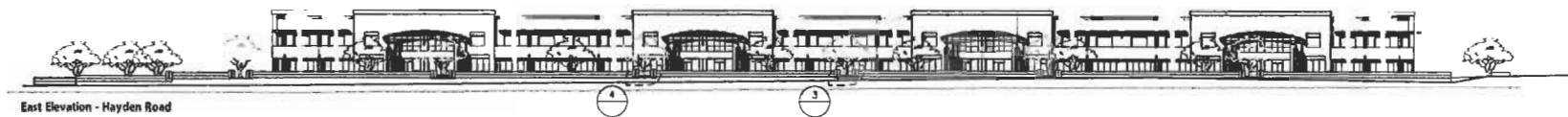
DRB Case #: 89 - DR - 2005

Revised: 12.12.05

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89-DR-2005

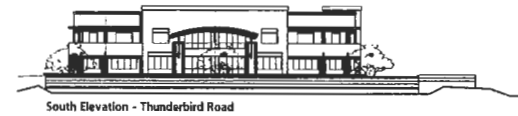
REV: 1/11/2006



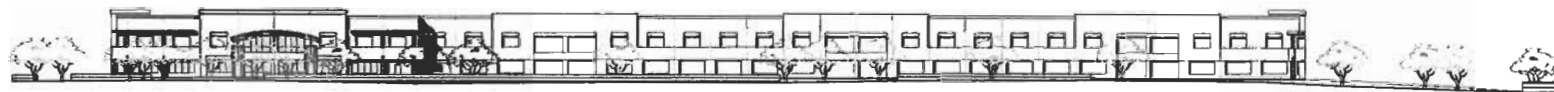
East Elevation - Hayden Road



North Elevation - Redfield Road



South Elevation - Thunderbird Road



West Elevation - 79th Street

## STREETSCAPE ELEVATIONS

0' 30' 60' 90' 120'

All elevations are approximate and subject to change.

The Showrooms on Hayden  
Scottsdale, Arizona

DRB Case #: 89 - DR - 2005  
Revised: 12.12.05  
Revised: 01.11.06

05231  
07.OCT.05

89-DR-2005  
REV: 1/11/2006

D&D Company/Edinik

ARCHITECTURAL  
DESIGN: ARCHITECTURE  
SCENE RENDERING  
FACILITIES MANAGEMENT  
LANDSCAPE ARCHITECTURE  
GRAPHIC DESIGN





DFD CarragherHedrick

architecture  
interior architecture  
space planning  
facilities management  
landscape architecture  
graphic design

All conditions are approximate and subject to change.

**The Showrooms On Hayden**  
Scottsdale, Arizona

05231  
11 January 06

89-DR-2005  
REV: 1/11/2006

The Showrooms At Hayden  
7955 E. Redfield Rd.  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_  
 \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 350 AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.  
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
  - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☒ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. Sprinkler design based on storage height and comonitied

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



# **Stipulations for Case: The Showrooms @ Hayden 89-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DFD Cornoyer Hedrick Architecture with a staff receipt date of 1/11/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DFD Cornoyer Hedrick with a staff receipt date of 1/11/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by G.K. Flanagan Associates with a staff receipt date of 1/11/2006.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

#### **Ordinance**

- A. *No more than fifty percent (50%) of the roof area shall exceed 36 feet in height.*

## **ATTACHMENT B**

**SITE DESIGN:**

## DRB Stipulations

10. *No portion of the proposed site improvements shall encroach into the 50-foot Multi-Purpose Easement along Hayden Road, or the 60-foot Landscape Easement along Thunderbird Road.*
11. *The site plan shall be revised to show a pedestrian connection, from the street to the building, at both driveway locations on 79<sup>th</sup> Street, to the satisfaction of final plans staff.*
12. *The proposed truck docks, located along the west side of the building, shall be sub-grade, or sufficiently screened from off-site view with a block wall or similar barrier.*
13. *A pedestrian walkway not less than thirty-six inches in width shall be provided adjacent to the parking spaces located along the west side of the building, south of the truck docks, to the satisfaction of final plans staff. The thirty-six inches shall be measured from the building to the edge of the parking space overhang.*
14. *The building(s) shall be setback a minimum distance of one hundred feet from the property line on Thunderbird and Hayden Road, as per zoning case #19-Z-75.*

**LANDSCAPE DESIGN:**

## DRB Stipulations

15. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
16. *All trees planted within the landscape easement shall have a caliper size minimum of 3 inches or more.*
17. *Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.*

## Ordinance

- B. *A minimum of fifty percent (50%) of the trees provided for this site shall be mature, as defined in Article III of the Zoning Ordinance.*
- C. *All plant and tree species shall be selected solely from the Arizona Department of Water Resources Low-Water Use/Drought Tolerant Plant List.*
- D. *Indicate all sight visibility triangles on landscape plan, as defined in the City of Scottsdale Design Standards and Policies Manual Section 3.1, Figures 13 and 14. No shrub or ground cover in these triangles shall have a maximum growth habit over two-feet in height.*
- E. *No trees shall be located within public utility easements, nor shall they be located within seven feet of a water or sewer line.*
- F. *Where decomposed granite is used, there shall not be a space greater than seven feet between plantings, or between trees measured from the edge of the canopy.*

**EXTERIOR LIGHTING DESIGN:**

## DRB Stipulations

18. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.*
19. *The individual luminaire lamp shall not exceed 250 watts.*
20. *The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.*
21. *All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.*
22. *Incorporate into the project's design, the following:*

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

23. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

24. No exterior vending or display shall be allowed.
25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
27. *The applicant shall submit a separate application, and receive preliminary approval, for a Land Assemblage PRIOR to submitting construction documents. The Land Assemblage must receive final approval from the plan review staff prior to the issuance of permits.*

**RELEVANT CASES:****Ordinance**

- G. At the time of review, the applicable zoning case(s) for the subject site were: 19-Z-75 and 2-Z-79.



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

28. Architectural site plan, preliminary drainage report.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

DRB Stipulations

29. Prior to the final plans submittal, the developer shall obtain the approval of the City of Scottsdale Stormwater Management Division for any encroachment into the existing drainage easement on Hayden Road, drainage easement abandonment, and any proposed modification of the existing Hayden Road channel for any parking proposal encroaching into the drainage easement along Hayden Road.
30. The developer shall be responsible to coordinate the site development with Capital Project Management for Hayden Project – contact Alex McLaren.

### **DRAINAGE AND FLOOD CONTROL:**

DRB Stipulations

31. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
32. Demonstrate consistency with the approved Drainage Design report (final Submittal Drainage Design Report For Hayden Rd-Cactus to Redfield, by Tri-Core engineering dated January 2004 and approved by the City Stormwater Management Division on 12-26-2004).
- a. Any design that modifies the above approved drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
33. Onsite discharge pipe must be at minimum an 18" diameter pipe, metering the desired flow out onto Hayden drainage channel.
34. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
35. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

## Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- J. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Hayden Rd		Existing	Existing		
Redfield rd		Existing	Existing		
Thunderbird Rd		Existing	Existing		
79 <sup>th</sup> Street		Existing	Existing		See Note "A" below

Note "A" - Extend 79<sup>th</sup> Street sidewalk into site along one side of both driveways.

## DRIVEWAY LOCATION:

1. There shall be no access to Redfield, Hayden, or Thunderbird as shown on the preliminary site plan site plan.

2. Two proposed driveway shall be constructed on 79<sup>th</sup> Street.

36. The developer shall design and construct both driveways in general conformance with (CH-1 type driveway, Std detail # 2257.

#### Ordinance

K. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

### **INTERNAL CIRCULATION:**

#### DRB Stipulations

37. The developer shall provide a minimum parking-aisle width of 24 feet.

38. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### Ordinance

L. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### **EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
1' V.N.A.E.	Along all perimeter streets except at the proposed two driveway locations on 79 <sup>th</sup> Street.

#### DRB Stipulations

39. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public trail easement along Thunderbird Rd. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

40. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

## 41. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on all perimeter streets except at the approved driveway location on 79th Street.

## 42. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

## Ordinance

## M. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## N. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:**

## DRB Stipulations

The proposed refuse enclosure shown on the preliminary site plan, does not meet the minimum City of Scottsdale requirements. The developer shall be responsible to provide one enclosure per 20,000 square feet of proposed space. However, any deviation from this rule, as it may be applicable to this site (serving mostly as a furniture showroom), shall require the approval of the Sanitation Department of the City of Scottsdale prior to final plans submittal.

- 43. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

## 44. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

## Ordinance

## O. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.



- P. Underground vault-type containers are not allowed.
- Q. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- R. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

- 45. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 46. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **WATER:**

#### **DRB Stipulations**

- 47. Basis of Design Report (Water):
  - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

#### **Ordinance**

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **WASTEWATER:**

#### **DRB Stipulations**

- 48. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 49. On-site sanitary sewer shall be privately owned and maintained.

#### **Service Connections to the Main.**

- 50. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

#### **Ordinance**

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.

- U. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

### **CONSTRUCTION REQUIREMENTS**

#### **DRB Stipulations**

51. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

#### **Ordinance**

- V. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]